

Title: Realty Appraiser III	Effective Date: June 30, 2016	Grade: XIV	Job Category: Professional
Prior Title: Realty Appraiser III	Prior Effective Date: September 22, 2014	Grade: XIV	Page: 1 of 1

CHARACTERISTICS OF WORK

Under general supervision, this position is responsible for performing complex appraisal work in appraising real estate to determine the fair market value of properties involved in right of way acquisition for highway purposes.

EXAMPLES OF WORK

The following examples are intended only as illustrations of various types of work performed. No attempt is made to be exhaustive. Related, similar, or other logical duties are performed as assigned. The Department may require employees to perform functions beyond those contained in job descriptions. The Department may modify job descriptions based on Department needs. The Arkansas State Highway and Transportation Department is an "at will" employer.

- Appraise various types of properties for highway right of way acquisition.
- Inspect property to be obtained, including all improvements, for use in appraisal report.
- Prepare appraisal based on market survey, evaluation of the property, etc.
- Testify in court as to the market value of the property in cases where a settlement cannot be negotiated.
- Prepare necessary records and reports.

MINIMUM REQUIREMENTS

The educational equivalent to a bachelor's degree from an accredited college or university in real estate or related field plus one year appraisal experience, OR the educational equivalent to a diploma from an accredited high school and five years appraisal experience. Successful completion of one hundred sixty hours of appraisal course with final examinations that had to be passed at the conclusion of the courses. Each appraisal course must have been at least 15 hours in duration. Working appraisal knowledge of all areas in the State of Arkansas. Ability to determine market value of any specific real property or improvements thereon. Considerable knowledge of property values and methods of appraising property. Considerable knowledge of Arkansas statutes relative to the laws of eminent domain. Ability to utilize county, state and federal records in searching for deeds, easements, condemnations, releases, etc. Ability to read, interpret and understand highway construction plans and right of way maps. Ability to write a working description for parcels of property. Ability to express findings clearly and concisely, both orally and in writing. Ability to establish and maintain effective working relationship with public officials and the general public. Physical ability to traverse rugged terrain. Valid driver's license and constant statewide travel required. Constant statewide travel for this position means overnight travel up to four nights per week depending on the project locations.

("Accredited" means the educational institution or program is accredited by an accrediting organization recognized either by the United States Department of Education or by the Council for Higher Education Accreditation.)

A criminal background check will be required to determine suitability of employment, and failure to meet these standards may cause the applicant to be rejected or terminated from that position.